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Building Committee Minutes 10-19-2004

APPROVED

**TOWN OF ARLINGTON
MINUTES
REGULAR MEETING
PERMANENT TOWN BUILDING COMMITTEE
TUESDAY, OCTOBER 19, 2004**

PRESENT: John Cole, Chairman Mark Miano
William Shea, Vice Chairman Suzanne Owayda
Kathleen Donovan

ABSENT: Thomas Caccavaro Brian Sullivan
Robert Juusola

PARTICIPANTS: Stefan Chaires, DRA - Architect
Kevin Nigro, PMA – Project Manager
Shahpar Negah, GZA – Sr. Project Manager GeoEnvironmental, Inc.
Robert Addelson, CFO – Arlington Public Schools

CALL TO ORDER: 7:30 p.m.

DALLIN SCHOOL PROJECT UPDATE – S. CHAIRES/K. NIGRO

- The building is currently totally demolished. The project has been a little slow these past several weeks.
- Issues regarding the contractor's request for additional compensation for the crawl space and for unforeseen conditions were the focus of discussion for the project.
- According to the architect, Castagna is seeking direction as to how to proceed with some issues on site. Issue #1
- They feel there are unanticipated soil issues that may entitle them to some extra fees (although they have not provided a specific number for what their claim might cost). Ms. Negah of GZA was introduced to the committee. Diagrams Ms. Negah reviewed with the committee indicated information that was available in the specifications prior to the project bid (Section 1.04 – Earthwork). Issue #2 revolves around the existing crawl spaces below the existing building. The architect's position was, as included in the specifications, that the contractor should have visited the site to get familiar with the conditions. The architect noted that no one from Castagna was present at the pre-bid meeting that was offered, and there was not one pre-bid question from Castagna. A letter prepared by the architect to Castagna will refer them to the specifications and plans.
- Mr. Miano and Mr. Chaires have been talking about an alternative to the Simplex fire alarm panel. Many problems have been noted with the Simplex system in other schools.

PEIRCE SCHOOL UPDATE

- Ms. Donovan referred to a letter from a Peirce parent who is concerned about safety in the playground. The letter indicated that a new fence installed on the Park Ave. Ext. side of the playground was not extended to the building and leaves a large gap, allowing balls to break away from the play area to the busy street. Ms. Donovan feels that portion of fence should be extended. The committee agreed to address the issue. Mr. Miano is seeking a price to do the work.
- Currently, Mr. Chaires said there is nothing further to report with regard to the issues raised by Mr. Bruce Bruneau of the Mass. Office on Disability. A progress update will be provided to Mr. Bruneau by November 15th. The committee briefly discussed one of the items at issue, the sidewalk curb cuts. The town has hired LaRovere Construction to do sidewalk work throughout the town. Ms. Donovan will speak to the Town Manager about the possibility of including sidewalk work around the school through LaRovere.
- DRA is preparing to submit another Professional Services Supplement for the extra time spent on the extended punch list as well as a PSS in the amount of \$34,000 from GZA. This issue will be on the next meeting agenda. Mr. Cole requested that when DRA submits monthly invoices that they note any PSS approved by the committee in the upper front portion of the summary sheet.

Minutes – PTBC – October 19, 2004

- Mr. Chaires is in the process of scheduling the boiler start up.
- The Chairman noted that Mr. Pao Chi will be scheduled to report to the committee on the Brackett School at its next meeting.

INVOICES

On a **Motion** by Ms. Donovan and seconded, it was VOTED to **approve the following invoices**:

- **DRA invoice for the Dallin School dated August 1-31, 2004 (expenses only) - \$72.86**
- **Professional Services Supplement No. 7 for the Peirce School - \$770.00**
- **Hardy School Remediation – for Mediator – recommended for payment by Town Counsel - \$212.00**

ROLL CALL VOTE: Unanimous

EXECUTIVE SESSION

On a **Motion** by Ms. Donovan and seconded, it was VOTED to **adjourn to Executive Session to discuss the Hardy School project mediation update**. ROLL CALL VOTE: Unanimous
(See page 3)

ADJOURNMENT

The meeting was adjourned at 9:25 p.m.

Respectfully submitted,

Marie Carroll